

AMENDED BY ORDINANCE  
NO. 860918-P

ORDINANCE NO. 86 0807-K

AN ORDINANCE AMENDING ORDINANCE NO. 851024-S, ENACTED BY THE CITY COUNCIL ON OCTOBER 24, 1985, BY CORRECTING THE LEGAL DESCRIPTION AND THE USE DESIGNATION OF THE PROPERTY ZONED BY SAID ORDINANCE; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That the caption of Ordinance No. 851024-S, Zoning Case No. CI4-85-036, enacted by the City Council on October 24, 1985 is hereby deleted in its entirety and the following is substituted in lieu thereof:

"AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 4.00 ACRES OF LAND OUT OF THE JAMES BURLESON LEAGUE, FROM INTERIM "SF-3" FAMILY RESIDENCE TO "LR" NEIGHBORHOOD COMMERCIAL; AND,

TRACT 2. 26.51 ACRES OF LAND OUT OF AND A PART OF THE JAMES BURLESON LEAGUE, FROM INTERIM "SF-3" FAMILY RESIDENCE TO "SF-3" FAMILY RESIDENCE; AND,

TRACT 3A. 50.84 ACRES OF LAND OUT OF AND A PART OF THE JAMES BURLESON LEAGUE, FROM INTERIM "SF-3" FAMILY RESIDENCE TO "SF-3" FAMILY RESIDENCE; AND,

TRACT 3B. 62.20 ACRES OF LAND OUT OF THE JAMES BURLESON LEAGUE, FROM INTERIM "SF-3" FAMILY RESIDENCE TO "SF-4" SINGLE FAMILY RESIDENCE (SMALL LOT); ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 7500 FM 969, 6400 SANDSHOF DRIVE AND 7200 LOYOLA LANE; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

PART 2. That PART 1 of said Ordinance, be, and the same is hereby, amended by deleting in its entirety the legal description and the use designation of the property zoned by said ordinance and substituting in lieu thereof the following:

TRACT 1. From Interim "SF-3" Family Residence to "LR" Neighborhood Commercial.

4.00 acres of land out of the James Burleson League in Travis County, Texas, said 4.00 acres being a portion of land described in a deed as recorded in Volume 5172, Page 1157 of the Deed Records of Travis County, Texas, said 4.00 acres being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes; and,

TRACT 2. From Interim "SF-3" Family Residence to "SF-3" Family Residence.

26.51 acres of land out of and a part of the James Burleson League, Travis County, Texas, same being a portion of that certain tract of land described in a deed to Tommy L. Knudsen, of record in Volume 9506, Page 90, Deed Records of Travis County, Texas; and being more particularly described by metes and bounds in Exhibit "B", attached hereto and incorporated herein for all purposes, and,

TRACT 3a. From Interim "SF-3" Family Residence to "SF-3" Family Residence.

50.84 acres of land out of and a part of the James Burleson League, Travis County, Texas, same being a portion of that certain tract of land described in a deed to Tommy L. Knudsen, of record in Volume 9506, Page 90, Deed Records of Travis County, Texas; and being more particularly described by metes and bounds in Exhibit "C", attached hereto and incorporated herein for all purposes, and,

TRACT 3b. From Interim "SF-3" Family Residence to "SF-4" Single Family Residence (Small Lot).


62.20 acres of land out of and a part of the James Burleson League, Travis County, Texas, same being a portion of that certain tract of land described in a deed to Tommy L. Knudsen, of record in Volume 9506, Page 90, Deed Records of Travis County, Texas; and being more particularly described by metes and bounds in Exhibit "D", attached hereto and incorporated herein for all purposes,

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

August 7, 1986

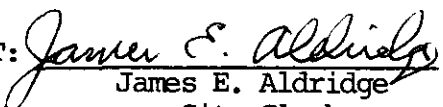
§  
§  
§  
§

  
Frank C. Cooksey  
Mayor

APPROVED:

  
Paul C. Isham  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

SJS:saf

# EXHIBIT "A"

TRACT 1

FIELD NOTES FOR  
4.00 ACRES

EXHIBIT A

DESCRIBING 4.00 ACRES OF LAND OUT OF THE JAMES BURLESON LEAGUE IN TRAVIS COUNTY, TEXAS, SAID 4.00 ACRES BEING A PORTION OF LAND DESCRIBED IN A DEED AS RECORDED IN VOLUME 5172, PAGE 1157 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point with said point being the Southwest corner of the herein described tract of land, same being in the North right-of-way line of F.M. 969 (100' R.O.W.), said point also being in the East right-of-way line of H & TC Railroad (100' R.O.W.);

THENCE with the East right-of-way line of the said H & TC Railroad same being the West line of this tract N05°01'00"W, 450.00 feet to a point for the Northwest corner of this tract;

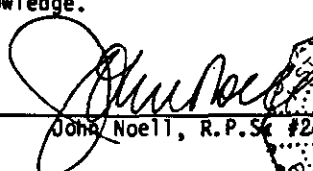
THENCE through the interior of a portion of land described in a deed as recorded in Volume 5172, Page 1157 of the deed records of Travis County, Texas S65°29'42"E, 591.87 feet to a point for the Northeast corner of this tract same being in the West line of a tract of land described in a Deed to Mary N. Kincaid as recorded in Volume 5484, Page 710 of the Deed Records of Travis County, Texas;

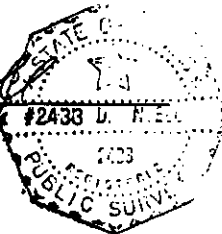
THENCE with the East line of this tract same being the West line of the West line of the above mentioned Kincaid tract S30°47'16"W, 353.00 feet to a point for the Southeast corner of this tract same being in the Southeast corner of this tract same being in the North right-of-way line of the said F.M. 969;

THENCE with the North right-of-way of the said F.M. 969 same being the South line of this tract the following two (2) courses:

- 1) N74°08'27"W, 187.56 feet to a point;
- 2) N70°23'12"W, 146.60 feet to the POINT OF BEGINNING and containing 4.00 acres of land.

The foregoing Field Notes were prepared by Urban Engineering Group, Inc. from recorded information and are true and correct to the best of my knowledge.

  
John Noell, R.P.S. #2438 U. P. S.



10/31/85  
Date

## EXHIBIT "B"

### DESCRIPTION

DESCRIPTION OF 26.51 ACRES OF LAND OUT OF AND A PART OF THE JAMES BURLESON LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TOMMY L. KNUDSEN, OF RECORD IN VOLUME 9506, PAGE 90, DEED RECORDS OF TRAVIS COUNTY, TEXAS;  
DESCRIPTION OF SAID 26.51 ACRES OF LAND PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY MCGRAY & MCGRAY LAND SURVEYORS, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the most easterly northeast corner of said Knudsen tract and this tract, same being the northwest corner of that certain tract of land described in a deed to Hidden Valley, Ltd., of record in Volume 8054, Page 741, Deed Records of Travis County, Texas, same also being in the south line of that certain tract of land described in a deed to the City of Austin, of record in Volume 5000, Page 1992, Deed Records of Travis County, Texas;

THENCE, with the east line of said Knudsen tract and this tract, S29°23'47"W 2369.63 feet to a point in the east line of said Knudsen tract;

THENCE, crossing said Knudsen tract, the following thirty one (31) courses:

- 1) N45°36'05"W 174.64 feet to a point;
- 2) N46°10'50"W 64.00 feet to the point of curvature of a curve having a radius of 1004.76 feet;
- 3) with said curve to the right, an arc distance of 18.08 feet, the chord of which bears S44°20'06"W 18.08 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 4) with said curve to the right, an arc distance of 32.33 feet, the chord of which bears N88°50'24"W 28.92 feet to a point;
- 5) N42°31'49"W 98.97 feet to a point;
- 6) N41°37'12"E 55.07 feet to a point;
- 7) N38°04'25"E 193.80 feet to a point;
- 8) N29°23'47"E 1760.29 feet to a point;
- 9) N60°36'13"W 659.67 feet to a point;
- 10) N38°35'59"E 102.74 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 11) with said curve to the right, an arc distance of 30.12 feet, the chord of which bears N81°44'59"E 27.36 feet to a point;
- 12) N44°13'23"E 64.95 feet to the point of curvature of a curve having a radius of 613.29 feet;
- 13) with said curve to the right, an arc distance of 112.18 feet, the chord of which bears N50°50'36"W 112.03 feet to a point;

- 14) N45°36'11"W 160.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 15) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears N00°36'11"W 28.28 feet to a point;
- 16) N45°36'11"W 70.00 feet to a point;
- 17) N44°23'49"E 224.84 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 18) with said curve to the left, an arc distance of 31.42 feet, the chord of which bears N00°36'11"W 28.28 feet to a point;
- 19) N44°23'49"E 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 20) with said curve to the left, an arc distance of 31.42 feet, the chord of which bears N89°23'49"E 28.28 feet to a point;
- 21) N44°23'49"E 114.19 feet to the point of curvature of a curve having a radius of 1106.57 feet;
- 22) with said curve to the left, an arc distance of 468.93 feet, the chord of which bears N32°15'25"E 465.43 feet;
- 23) N20°07'01"E 62.13 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 24) with said curve to the left, an arc distance of 31.12 feet, the chord of which bears N24°27'39"W 28.08 feet to a point;
- 25) N20°57'41"E 10.33 feet to the point of curvature of a point having a radius of 1382.68 feet;
- 26) with said curve to the right, an arc distance of 112.67 feet, the chord of which bears S66°42'15"E 112.64 feet to a point;
- 27) S25°37'49"W 10.32 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 28) with said curve to the left, an arc distance of 33.34 feet, the chord of which bears S67°52'25"W 29.61 feet to a point;
- 29) S20°07'01"W 56.02 feet to the point of curvature of a curve having a radius of 1176.57 feet;
- 30) with said curve to the right, an arc distance of 357.10 feet, the chord of which bears S28°48'43"W 355.74 feet to a point;
- 31) S59°13'05"E 198.22 feet to a point in the east line of said Knudsen tract, same being the west line of that certain tract of land described as Tract 10 in a deed to Glenn Neams, of record in Volume 8448, Page 880, Deed Records of Travis County, Texas;

THENCE, with the common line of said Neams tract and said Knudsen tract, the following two (2) courses:

- 1) S29°40'46"W 519.77 feet to a 1/2 inch iron rod found at the southwest corner of said Neams tract;
- 2) S61°12'13"E 791.01 feet to a 1/2 inch iron rod found at the southeast corner of said Neams tract, same being the southwest corner of said City of Austin tract;

Phase 2A  
26.51 Acres  
Page Three

THENCE, departing the common line of said Neams tract and said Knudsen tract, and with the south line of said City of Austin tract, same being the north line of said Knudsen tract and this tract, S61°12'13"E 72.13 feet to the POINT OF BEGINNING and containing 26.51 acres of land within these metes and bounds.

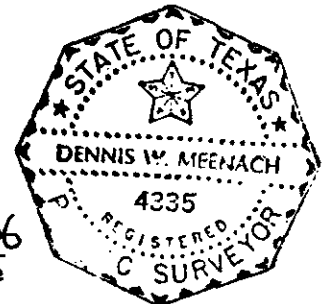
PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY:

McGRAY & McGRAY LAND SURVEYORS, INC.  
3309 Hancock Drive  
Austin, Texas 78731 451-8591

*Dennis W. Meenach*

Dennis W. Meenach, Registered Public Surveyor No. 4335 Date

7-10-86



860452B

## EXHIBIT "C"

Phase I less 2 Commercial Tracts  
50.84 Acres

### DESCRIPTION

DESCRIPTION OF 50.84 ACRES OF LAND OUT OF AND A PART OF THE JAMES BURLESON LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TOMMY L. KNUDSEN, OF RECORD IN VOLUME 9506, PAGE 90, DEED RECORDS OF TRAVIS COUNTY, TEXAS; DESCRIPTION OF SAID 50.84 ACRES OF LAND PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY MCGRAY & MCGRAY LAND SURVEYORS, INC., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east right-of-way of the H. & T.C. Railroad, same being the west line of said Knudsen tract and this tract, and from which Point of Beginning, a concrete right-of-way monument found at the intersection of the east line of said H. & T.C. Railroad and the north line of F.M. 969 bears S05°01'16"E 450.02 feet;

THENCE, with the east line of said H. & T.C. Railroad, same being the west line of said Knudsen tract and this tract, N05°01'16"W 990.01 feet to a point;

THENCE, departing the common line of said H. & T.C. Railroad and said Knudsen tract and this tract, and crossing said Knudsen tract, the following seventeen (17) courses:

- 1) N63°12'30"E 687.21 feet to a point;
- 2) N26°20'36"W 119.55 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 3) with said curve to the left, an arc distance of 31.42 feet, the chord of which bears N71°20'36"W 28.28 feet to a point;
- 4) N26°20'36"W 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 5) with said curve to the left, an arc distance of 31.42 feet, the chord of which bears N18°39'24"E 28.28 feet to a point;
- 6) N26°20'36"W 110.54 feet to the point of curvature of a curve having a radius of 1217.04 feet;
- 7) with said curve to the right, an arc distance of 22.91 feet, the chord of which bears N25°48'14"W 22.91 feet to a point;
- 8) N64°44'07"E 70.00 feet to a point;
- 9) N68°10'49"E 381.99 feet to a point;
- 10) N63°39'24"E 600.00 feet to a point;
- 11) N55°41'34"E 238.95 feet to a point;
- 12) N47°28'11"E 50.00 feet to a point;
- 13) S42°31'49"E 98.97 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 14) with said curve to the left, an arc distance of 32.33 feet, the chord of which bears S88°50'24"E 28.92 feet to the point of curvature of a curve having a radius of 1004.76 feet;

Phase I less 2 Commercial Tracts  
50.84 Acres  
Page Two

15) with said curve to the left, an arc distance of 18.08 feet, the chord of which bears N44°20'06"E 18.08 feet;

16) S46°10'50"E 64.00 feet to a point;

17) S45°36'05"E 174.64 feet to a point in the east line of said Knudsen tract;

THENCE, with the east line of said Knudsen tract, S29°23'47"W 776.31 feet to a 60d nail found in a fence post;

THENCE, continuing with the east line of said Knudsen tract, S30°33'40"W 1818.38 feet to a point;

THENCE, departing the east line of said Knudsen tract, and crossing said Knudsen tract, the following three (3) courses:

1) N64°17'36"W 198.04 feet to a point;

2) N64°17'36"W 70.49 feet to a point;

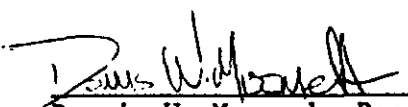
3) N64°17'36"W 329.02 feet to the POINT OF BEGINNING and containing 50.84 acres of land within these metes and bounds.

PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

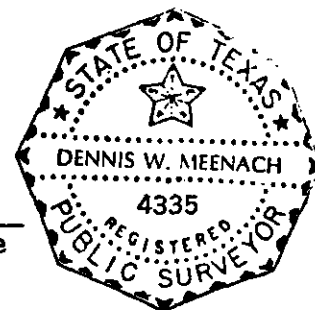
3309 Hancock Drive

Austin, Texas 78731 451-8591

  
Dennis W. Meenach, Registered Public Surveyor No. 4335 Date

7-10-86

860452a





## EXHIBIT "D"

Phase 2C  
62.20 Acres

### DESCRIPTION

DESCRIPTION OF 62.20 ACRES OF LAND OUT OF AND A PART OF THE JAMES BURLERSON LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TOMMY L. KNUDSEN, OF RECORD IN VOLUME 9506, PAGE 90, DEED RECORDS OF TRAVIS COUNTY, TEXAS; DESCRIPTION OF SAID 62.20 ACRES OF LAND PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY MCGRAY & MCGRAY LAND SURVEYORS, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east right-of-way of the H. & T.C. Railroad, same being the west line of said Knudsen tract and this tract, and from which Point of Beginning a concrete monument found at the intersection of the east line of said H. & T.C. Railroad and the north line of F.M. 969 bears S05°01'16"E 1440.04 feet;

THENCE, with the east line of said H. & T.C. Railroad, same being the west line of said Knudsen tract and this tract, the following three (3) courses:

- 1) N05°01'16"W 1521.43 feet to a 1/2 inch iron rod found at the point of curvature of a curve having a radius of 2796.41 feet;
- 2) with said curve to the right, an arc distance of 1271.91 feet, the chord of which arc bears N08°00'32"E 1260.98 feet to a 1/2 inch iron rod set; and
- 3) N21°06'38"E 159.05 feet to a point in the east line of said H. & T.C. Railroad, same being the west line of said Knudsen tract and this tract;

THENCE, departing the common line of said H. & T.C. Railroad, said Knudsen tract and this tract, crossing said Knudsen tract, the following fourteen (14) courses:

- 1) S05°20'00"E 104.96 feet to a point
- 2) S36°14'34"E 96.25 feet to a point;
- 3) S68°10'00"E 96.25 feet to a point;
- 4) N79°54'33"E 96.25 feet to a point;
- 5) N47°59'07"E 96.25 feet to a point;
- 6) N20°56'18"E 67.29 feet to a point;
- 7) N03°09'04"E 40.85 feet to a point;
- 8) N10°34'49"W 44.30 feet to a point;
- 9) N14°52'04"E 75.50 feet to a point;
- 10) N17°05'14"E 99.85 feet to a point;
- 11) S68°58'06"E 266.65 feet to a point;
- 12) N87°59'15"E 87.68 feet to a point;
- 13) N75°33'59"E 95.35 feet to a point; and

14) N21°01'54"E 425.97 feet to a point in the south line of that certain tract of land described in a deed to Bob Clark Builders, of record in Volume 9253, Page 599, Deed Records of Travis County, Texas;

THENCE, with the common line of said Bob Clark Builder tract and said Knudsen tract, the following two (2) courses:

- 1) S53°15'25"E 100.99 feet to a 1/2 inch iron rod found; and
- 2) N36°46'56"E 304.57 feet to a 1/2 inch iron rod found at the northeast corner of said Clark tract, said point being the southeast corner of Lot 22, Block C, of said Park Place I;

THENCE, departing the common line of said Bob Clark Builders tract and said Knudsen tract and along the common line of said Park Place I and said Knudsen tract, the following three (3) courses:

- 1) N27°26'20"E 535.10 feet to a 1/2 inch iron rod found at the northeast corner of Lot 14, Block C of said Park Place I, same being the most southerly southeast corner of Lot 13, Block C of said Park Place I;
- 2) N62°44'00"E 233.27 feet to a point; and
- 3) N83°35'29"E 407.16 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 1, Block C, same being the southwest corner of that certain tract of land described in a deed to Don McLeland, of record in Volume 5153, Page 1224, Deed Records of Travis County, Texas;

THENCE, departing the common line of said Park Place I and said Knudsen tract, and along the common line of said McLeland tract and said Knudsen tract, S62°47'41"E 69.93 feet to a 1/2 inch iron rod found;

THENCE, departing the common line of said McLeland tract and said Knudsen tract and crossing said Knudsen tract, the following thirty one (31) courses:

- 1) S61°27'55"E 168.18 feet to the point of curvature of a curve having a radius of 1106.57 feet;
- 2) with said curve to the right, an arc distance of 190.09 feet, the chord of which arc bears S39°28'32"W 189.86 feet to a point;
- 3) S44°23'49"W 114.19 feet to the point of curvature of a point having a radius of 20.00 feet;
- 4) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S89°23'49"W 28.28 feet to a point;
- 5) S44°23'49"W 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 6) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S00°36'11"E 28.28 feet to a point;
- 7) S44°23'49"W 231.84 feet to the point of curvature of a curve having a radius of 20.00 feet;

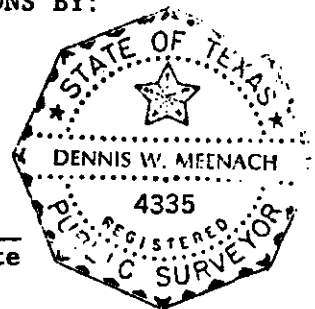
- 8) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S89°23'49"W 28.28 feet to a point;
- 9) S44°23'49"W 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 10) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S00°36'11"E 28.28 feet;
- 11) S44°23'49"W 83.00 feet to the point of curvature of a curve having a radius of 1023.61 feet;
- 12) with said curve to the left, an arc distance of 261.94 feet, the chord of which bears S37°03'57"W 261.23 feet to a point;
- 13) S29°44'06"W 404.08 feet to the point of curvature of a curve having a radius of 1087.00 feet;
- 14) with said curve to the right, an arc distance of 392.87 feet, the chord of which bears S40°05'21"W 390.74 feet to a point;
- 15) S50°26'36"W 314.82 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 16) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears N84°33'24"W 28.28 feet to a point;
- 17) S50°26'36"W 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 18) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S05°26'36"W 28.28 feet to a point;
- 19) S50°26'36"W 234.67 feet to the point of curvature of a curve having a radius of 1136.98 feet;
- 20) with said curve to the left, an arc distance of 446.81 feet, the chord of which bears S39°11'07"W 443.94 feet to the point of curvature of a point having a radius of 20.00 feet;
- 21) with said curve to the right, an arc distance of 30.64 feet, the chord of which bears S71°48'46"W 27.73 feet to a point;
- 22) S25°41'54"W 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 23) with said curve to the right, an arc distance of 30.64 feet, the chord of which bears S20°24'59"E 27.73 feet to the point of curvature of a curve having a radius of 1136.98 feet;
- 24) with said curve to the left, an arc distance of 486.66 feet, the chord of which bears S11°12'26"W 482.95 feet to a point;
- 25) S01°03'17"E 259.82 feet to the point of curvature of a curve having a radius of 1217.04 feet;
- 26) with said curve to the left, an arc distance of 537.16 feet, the chord of which bears S13°41'57"E 532.81 feet to a point;
- 27) S26°20'36"E 110.54 feet to a curve having a radius of 20.00 feet;
- 28) with said curve to the right, an arc distance of 31.41 feet, the chord of which bears S18°39'24"W 28.28 feet to a point;
- 29) S26°20'36"E 50.00 feet to the point of curvature of a curve having a radius of 20.00 feet;
- 30) with said curve to the right, an arc distance of 31.42 feet, the chord of which bears S71°20'36"E 28.28 feet to a point;

Phase 2C  
62.20 Acres  
Page Four

31) S26°20'36"E 119.55 feet to a point; and  
32) S63°12'30"W 687.21 feet to the POINT OF BEGINNING and  
containing 62.20 acres within these metes and bounds.

PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY:

McGRAY & McGRAY LAND SURVEYORS, INC.  
3309 Hancock Drive  
Austin, Texas 78731 451-8591



Dennis W. Meenach 7.10.86  
Dennis W. Meenach, Registered Public Surveyor No. 4335 Date

860452C